

## **CITY OF LINCOLN/LANCASTER COUNTY PLANNING STAFF REPORT**

**P.A.S.:** Final Plat #00035, Finigan Ridge Addition

**Date:** November 1, 2001

**PROPOSAL:** A final plat consisting of 8 acreage residential lots and 1 outlot.

**CONCLUSION:** The final plat conforms to the approved preliminary plat.

**RECOMMENDATION:**

Approval

### **GENERAL INFORMATION:**

**LEGAL DESCRIPTION:** Lot 6 I.T. in the NE 1/4 of Section 15, T11N, R7E, in the 6th P.M., Lancaster County, Nebraska.

**LOCATION:** Southwest corner of 84th & Waverly Road

**APPLICANT:** Lyle Loth, ESP  
601 Old Cheney Road  
Lincoln, NE 68512  
(402) 421-2500

**OWNER:** Pearle Finigan  
6321 A Street  
Lincoln, NE 68510  
(402) 483-4657

**EXISTING ZONING:** AG Agricultural

**EXISTING LAND USE:** Agricultural

### **SURROUNDING LAND USE AND ZONING:**

North, South, East and West	Agricultural Land	Zoned AG
Northeast	Acreage subdivision	Zoned AG

**HISTORY:** The Finigan Ridge Preliminary Plat and Community Unit Plan was approved by the Planning Commission in September 2000 and the City Council in October 2000. A change of zone to AGR (#3241) was denied by the Planning Commission in April and withdrawn at the City Council in May 2000. This land was changed from AA Rural and Public Use to AG Agricultural in 1979.

### **ANALYSIS:**

1. The Final Plat conforms to the approved preliminary plat and special permit.

2. A subdivision agreement is required and will be submitted to the owners for their signature.
3. Bonds have been submitted for the completion of the required improvements.

Prepared by:

---

Mike DeKalb  
Planner

attachments: Information from applicant  
Technical information

F:\FILES\PLANNING\PC\FP\00000\FP00035finiganridge.mvd.wpd



**Final Plat #00035**  
**Finigan Ridge Addition**  
**N 84th St. & Waverly Rd.**

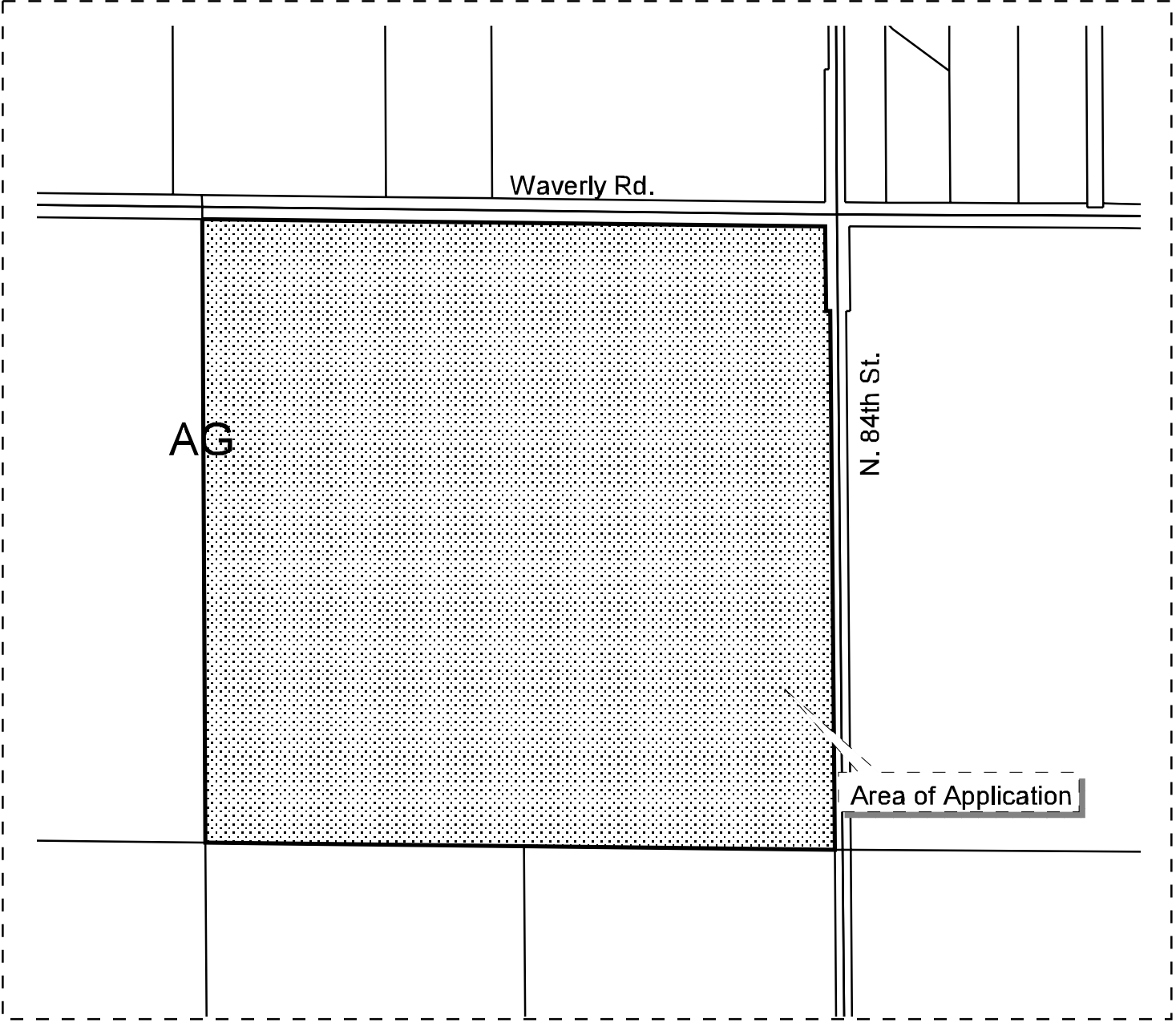


Sheet \_\_\_\_\_ of \_\_\_\_\_

Date: \_\_\_\_\_

Photograph Date: 1999

Lincoln City - Lancaster County Planning Dept.

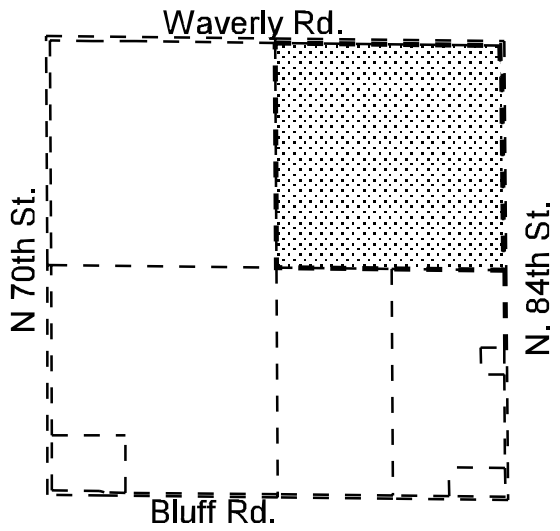
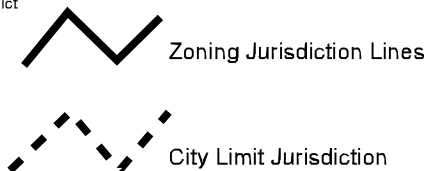


**Final Plat #00035**  
**Finigan Ridge Addition**  
**N 84th St. & Waverly Rd.**

**Zoning:**

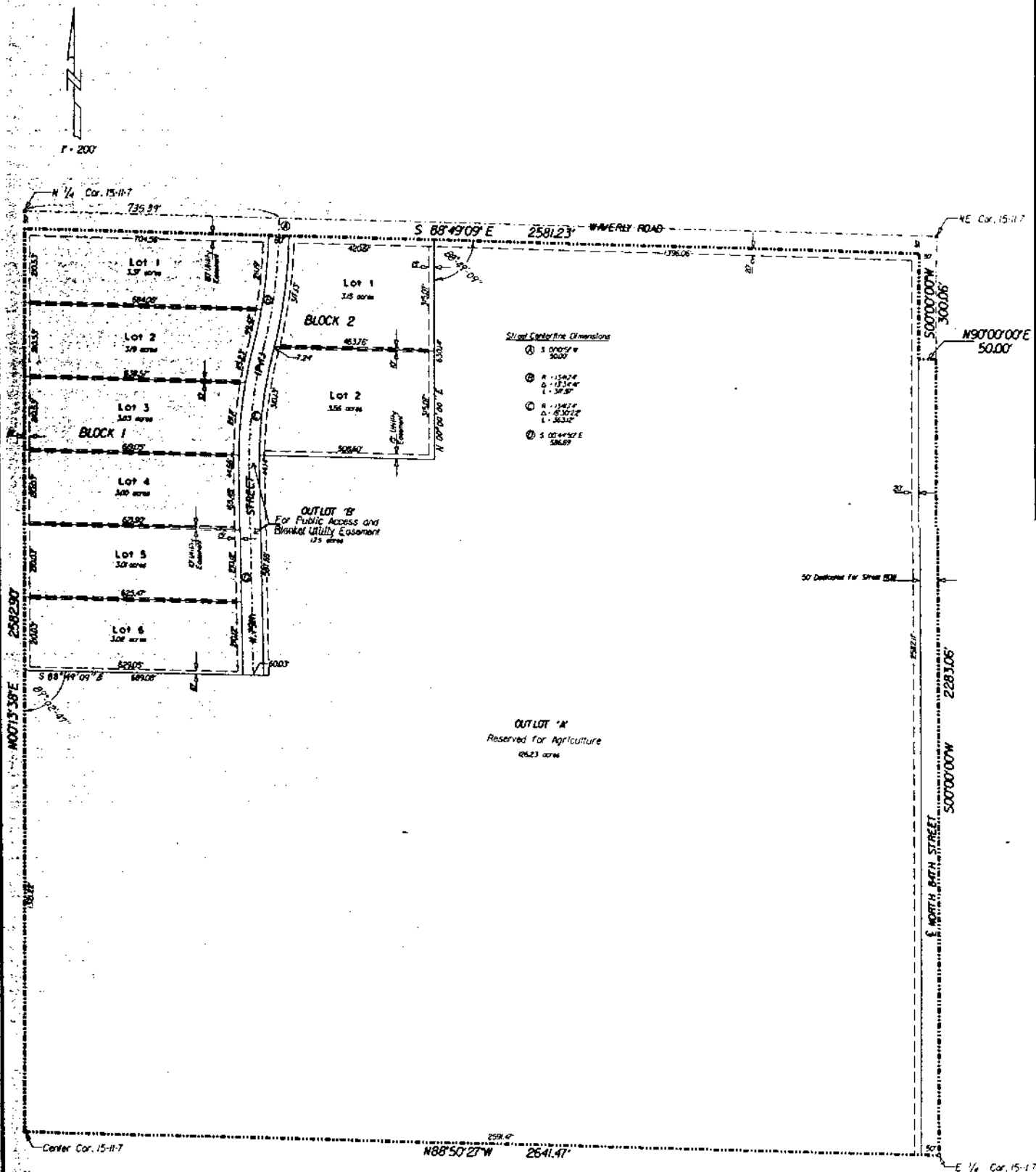
- |            |                                        |
|------------|----------------------------------------|
| R-1 to R-8 | Residential District                   |
| AG         | Agricultural District                  |
| AGR        | Agricultural Residential District      |
| R-C        | Residential Conservation District      |
| O-1        | Office District                        |
| O-2        | Suburban Office District               |
| O-3        | Office Park District                   |
| R-T        | Residential Transition District        |
| B-1        | Local Business District                |
| B-2        | Planned Neighborhood Business District |
| B-3        | Commercial District                    |
| B-4        | Lincoln Center Business District       |
| B-5        | Planned Regional Business District     |
| H-1        | Interstate Commercial District         |
| H-2        | Highway Business District              |
| H-3        | Highway Commercial District            |
| H-4        | General Commercial District            |
| I-1        | Industrial District                    |
| I-2        | Industrial Park District               |
| I-3        | Employment Center District             |
| P          | Public Use District                    |

One Square Mile  
 Sec. 15 T11N R7E



BASED ON FINIGAN RIDGE ADDITION  
PRELIMINARY PLAT NO. 00020

1002 1 3 130



**BASED ON FINIGAN RIDGE ADDTION  
PRELIMINARY PLAT NO.00020**

